

GENERAL GUIDELINES FOR CONSTRUCTION AND ALTERATIONS IN NATICK'S HISTORIC DISTRICTS

Although each application is reviewed on an individual basis, in its previous rulings and decisions, the Natick Historic District Commission has tended to conform to the following:

1. Original materials and features shall be kept and not removed or altered. Repair is generally preferable to replacement. If a replacement is necessary it should match the original feature in material and design.
2. When considering the appropriateness of proposed new additions the Commission typically will require that the addition:
 - Preserves significant historic materials and features of the original structure [†]
 - Protects the historical difference by making a visual distinction between old and new portions of the building used [†]
3. The use of historically appropriate materials is preferred. The application of artificial siding, including but not limited to vinyl, aluminum, asphalt, cement-asbestos, artificial brick, and artificial stone, is discouraged. The use of reconstituted wood siding material is discouraged. The removal of existing artificial siding is strongly encouraged.
4. Replacement windows shall have frames that are similar in overall dimensions and profile dimensions to the original windows. Muntin patterns shall match existing windows. Muntins shall be genuine, or shall be located on the outside of the glass, or on both sides of the glass. Replacement windows shall be recessed to the same depth in the wall as the original windows. The Commission can assist in identifying brand names and models of replacement windows that it has found to be appropriate in historic buildings, and in reviewing other window brands and designs that may be proposed by the building owner.
5. Replacement shutters shall be similar in material, hardware, design, and scale to original shutters. Vinyl shutters are not permitted. Shutter sizes shall be such that they would cover the entire window if closed.
6. Original roofing materials that are of particular importance to the character of the building, such as slate or sheet metal, shall be retained and repaired.
7. Wood or metal gutters may be replaced with wood, metal or plastic gutters of similar shape and scale.
8. New openings on visible facades are discouraged, except to restore original or pre-existing conditions.
9. New stairs, stoops, porches, and decks shall be designed and detailed in the original style and materials of the building.
10. New fences shall be designed and detailed in original styles and materials. Chain-link fences, plastic fences, solid high stockade fences, and contemporary styles of wood fences are not permitted in the two front quadrants of a building lot (three quadrants for a building lot that faces on two intersecting streets).
11. Wherever possible, new additions or alterations shall be done in such a manner that if such additions or alterations were to be removed at a later date, the essential form and integrity of the structure would be unimpaired.
12. Demolition of any historic structure or any historic feature of a structure is not permitted without prior Commission approval.

[†] *Old House Journal*